

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
4142 E. Joppa Road, S/S Brookfield Road,	*	ZONING COMMISSIONER
318' W of Belair Road, 11th Election		
District, 5th Councilmanic	*	OF BALTIMORE COUNTY
Peggy Marmaras	*	CASE NO. 97-8-SPHA
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to Julie D. Wright, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED,



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

4142 East Joppa Road

which is presently zoned

DR55

97-8-SHA

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

pursuant to BCZR Section 409.8.B, Parking for a Retail/Office Development in a DR 5.5 Zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Julie D. Wright & WHITEFORD,
(Type or Print Name) TAYLOR & PRESTON L.L.P.

Signature

210 W. Pennsylvania Ave. 832-2000
Address Phone No.

Towson MD 21204
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/We are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Peggy Marmaras (Joint Tenancy Owner)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

9127 Cornflower Road 256-4755
Address Phone No.

Baltimore MD 21237
City State Zipcode
Name, Address and phone number of representative to be contacted.

Julie D. Wright

Name

210 W. Pennsylvania Ave. 832-2084
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE 7/5/96

MICROFILMED



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

4142 E. Joppa Road

which is presently zoned BL-AS & DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

(See Attached)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

To be presented at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Julie D. Wright and WHITEFORD, TAYLOR
(Type or Print Name) & PRESTON L.L.P.

Signature

210 W. Pennsylvania Ave. 832-2000

Address Phone No.

Towson MD 21204
City State Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Peggy Marmaras (Joint Tenancy Owner)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

9127 Cornflower Road 256-4755

Address Phone No.

Baltimore MD 21237

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Julie D. Wright

Name

210 W. Pennsylvania Ave. 832-2084

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE 7/5/96

MICROFILMED

PETITION FOR VARIANCE FROM: 97-8-SP4A

- (1) Section 232.3 of the BCZR to permit a 2' rear yard setback in lieu of the required rear yard setback of 20'.
- (2) Sections 1B01.1.B.1(c) & (e) of BCZR to permit ^{AS LITTLE AS 0'} a 0' buffer & setback in lieu of the required 50' & 75' buffer & setback, respectively, in the RTA.

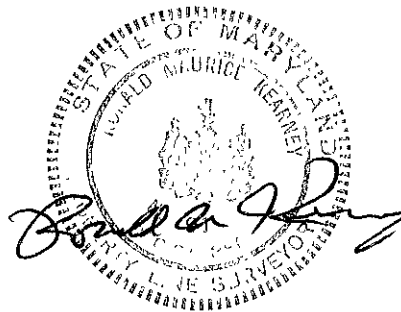
97-8-SPHA

**ZONING DESCRIPTION
FOR
4142 EAST JOPPA ROAD**

(Description for Variance (1))

Beginning at a point on the South side of Brookfield Road which is 50 feet wide at the distance of 318 feet West of the centerline of the nearest improved intersecting street Bel Air Road which is 80 feet wide, as recorded in Deed Liber 8980 Folio 151 and Deed Liber 10109 Folio 712 and described as follows:

S 81 30" 12" E 144.58 ft, S 46 50' 38" W 18.42 ft,
S 36 37" 22" W 161.84 ft, S 29 26' 33" W 155.26 ft,
Southwesterly by a curve, 47.17 ft with radius of
292.01 ft, S 74 31 ' 01" W 78.06 ft, N 00 34' 07"
West 150.19 ft, N 85 49' 13" E 65.17 ft, and N 30
13' 58" E 201.00 ft to the place of beginning,
containing 1.01 acres, also known as 4142 E. Joppa
Road and located in the 11th Election District, 5th
Councilmanic District.

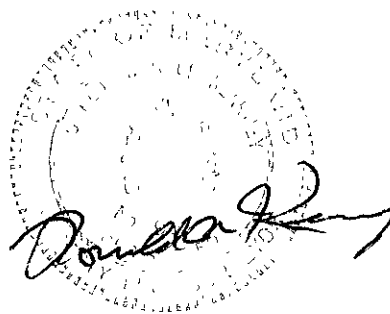


97-8-SQHA

**ZONING DESCRIPTION
FOR
4142 EAST JOPPA ROAD**

(Description for Variance (2) and Special Hearing)
Beginning at a point on the South side of Brookfield Road which is 50 feet wide at the distance of 318 feet West of the centerline of the nearest improved intersecting street Bel Air Road which is 80 feet wide and described as follows:

S 81 30' 12" E 55.00 ft, S 41 05' 08" W 134.00 ft,
N 76 28' 51" W 27.00 ft, and N 30 13' 58" E 119.00
ft to the place of beginning, containing 4643 sq.ft
also known as 4142 E. Joppa Road and located in the
11th Election District, 5th Councilmanic District.



MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 97-8-SP06A
Towson, Maryland

District 58

Posted for: Special Hearing & Denial

Date of Posting 7/24/06

Petitioner: Poppy Norcross

Location of property: 4142 E. 50th Rd., S/S

Location of Sign: Acrylic sign on property facing road

Remarks: _____

Posted by: W. J. Kelly

Signature

Date of return: 7/26/06

Number of Signs: 1

MICROFILMEI

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118 of the County Office Building, 400 Westinghouse Avenue, Towson, Maryland 21204 as follows:

Meeting 2:00 PM or Room 118, Old Post Office, 400 Westinghouse Avenue, Towson, Maryland 21204 as follows:

Case #97-9-SPHA (Item B)

4142 E. Joppa Road
S/S Brookfield Road
318 W of Reisterstown Road
11th Election District
Silt Courthouse

Legal Owner(s):

Peggy Matthews

Special Hearing to approve

parking for a residential development in a 197-515 zone. Variance: to permit a 2-foot rear yard setback in lieu of the required rear yard setback of 20 feet, and to permit as little as a zero foot buffer and setback in lieu of the required 50-foot and 75-foot buffer and setback, respectively, in the RTA.

Hearing Meeting August 5, 1996 at 9:01 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for Special accommodations Please Call 887-3353.
(2) For information concerning the File and/or Hearing, Please Call 887-3391.

7/27/96 July 25

CS88229

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/25, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/25, 1996.

THE JEFFERSONIAN,

A. H. Enid
LEGAL AD. - TOWSON

MICROFILMED

No. 922005

By JLL #8
97-8-SHA
Komic 150

DATE 1/5/96
CSPH + CV +
SIGN

ACCOUNT 5016156

AMOUNT \$ 535.00

RECEIVED
FROM: WHITEHORN TAYLOR..

COMM. / EPT FILING 250.00
/ VAR FILING 250.00

4142 E. Vagppa Rd

FOR: John 35.00

MICROFILMED

NO EXHIBITS - P. 2

Y. T. S. & J. H.

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER	PINK - AGENCY	YELLOW - CUSTOMER
------------------------	----------------------	--------------------------

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: #8

Petitioner: PEGGY MARMARAS

Location: 4142 EAST JOPPA ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GEORGE MARMARAS

ADDRESS: 9127 CORNFLOWER ROAD

BALTIMORE, MD 21237

PHONE NUMBER: 256-4755

AJ:ggs

(Revised 04/09/93)



Printed on Recycled Paper

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY
July 25, Issue - Jeffersonian

Please forward billing to:

George Marmaras
9127 Cornflower Road
Baltimore, MD 21237
256-4755

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-8-SPHA (Item 8)
4142 E. Joppa Road
S/S Brookfield Road, 318' W of Belair Road
116h Election District - 5th Councilmanic
Legal Owner(s): Peggy Marmaras

Special Hearing to approve parking for a retail/office development in a D.R.-5.5 zone.
Variance to permit a 2-foot rear yard setback in lieu of the required rear yard setback of 20 feet; and to permit as little as a zero foot buffer and setback in lieu of the required 50-foot and 75-foot buffer and setback, respectively, in the RTA.

HEARING: MONDAY, AUGUST 5, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 18, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-8-SPHA (Item 8)
4142 E. Joppa Road
S/S Brookfield Road, 318' W of Belair Road
116h Election District - 5th Councilmanic
Legal Owner(s): Peggy Marmaras

Special Hearing to approve parking for a retail/office development in a D.R.-5.5 zone.
Variance to permit a 2-foot rear yard setback in lieu of the required rear yard setback of 20 feet; and to permit as little as a zero foot buffer and setback in lieu of the required 50-foot and 75-foot buffer and setback, respectively, in the RTA.

HEARING: MONDAY, AUGUST 5, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Peggy and George Marmaras
Julie D. Wright, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 1, 1996

Julie D. Wright, Esquire
Whiteford, Taylor & Preston L.L.P.
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No.: 8
Case No.: 97-8-SPHA
Petitioner: Peggy Marmaras

Dear Ms. Wright:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 5, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: July 25, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 4142 E. Joppa Road

INFORMATION:

Item Number: 8

Petitioner: Peggy Marmaras

Property Size: _____

Zoning: B.L.-A.S. and D.R. 5.5

Requested Action: _____

Hearing Date: ____/____/____

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, staff recommends the following:

1. The requested variance of the required 50' and 75' buffer and setback in the RTA should be denied. The RTA abuts a residential lot and is in close proximity to the dwelling on that lot. Also, the RTA fronts on Brookfield Road, a residential street, opposite another residential lot. Use of the RTA for parking will cause increased commercial traffic on Brookfield Road which will adversely impact the existing homes on that road.
2. The requested variance for a 2' rear yard setback in lieu of the required rear yard setback of 20' should be denied. The abutting property is part of the rear yard of a single family dwelling.

Prepared by: Jeffrey W. Long

Division Chief: Daryl L. Kerns

PK/JL:lw

RECEIVED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: July 22, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for July 22, 1996
Item Nos (008), 009, 010, 015 & 016

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 07/23/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 22, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS 008, 009, 010, 013, 014,
015 AND 016.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

465

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 7/19/95

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee

Meeting Date: July 22

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

8

9

10

15

16

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

7-19-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 008 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

JULIE D. WRIGHT
DIRECT NUMBER
410 832-2084
2071752@mcimail.com

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

July 24, 1996

Arnold Jablon
Director
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

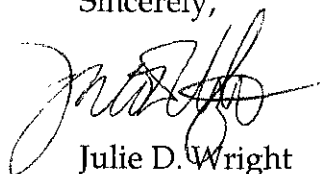
Re: Case Number: 97-8-SPHA (Item 8)
4142 E. Joppa Road
S/S Brookfield Road, 318' W. of Belair Road
11th Election District - 5th Councilmanic
Legal Owners- Peggy and George Marmaras

Dear Mr. Jablon:

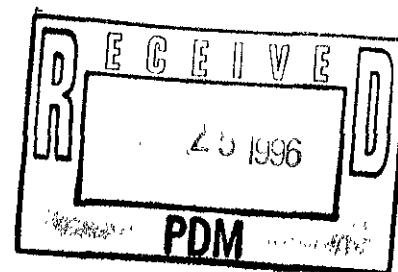
Please be advised that Mr. and Mrs. Marmaras have expressed their wish to withdraw their Petitions for Variance and Special Hearing which are the subject of a Hearing currently scheduled for August 5, 1996 at 9:00 a.m. in Room 118, Old Courthouse. Accordingly, the August 5, 1996 Hearing is no longer necessary.

Thank you for your kind attention to this matter. Should you have further questions, please do not hesitate to contact me.

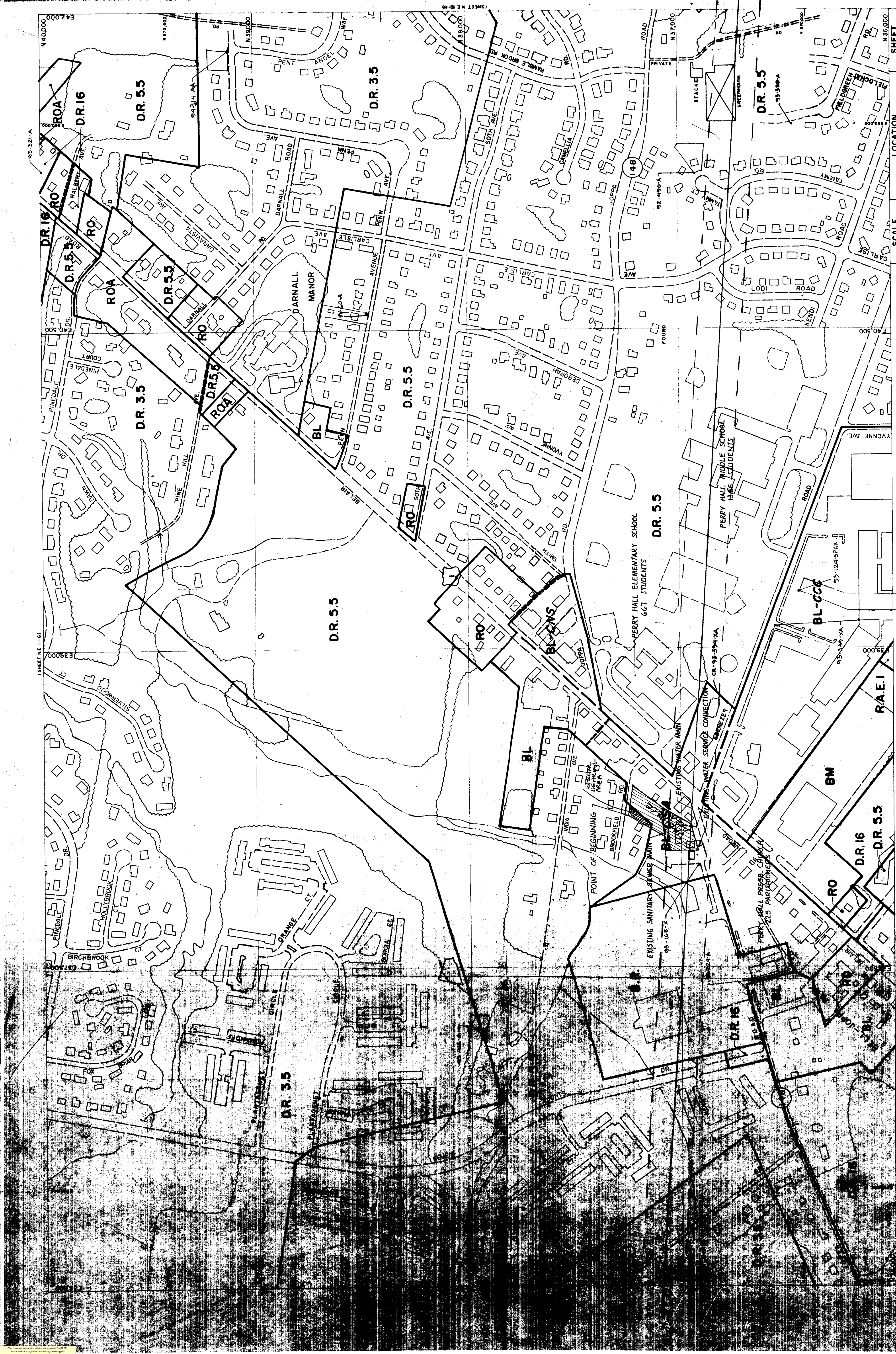
Sincerely,


Julie D. Wright

JDW:jdw



MICROFILMED



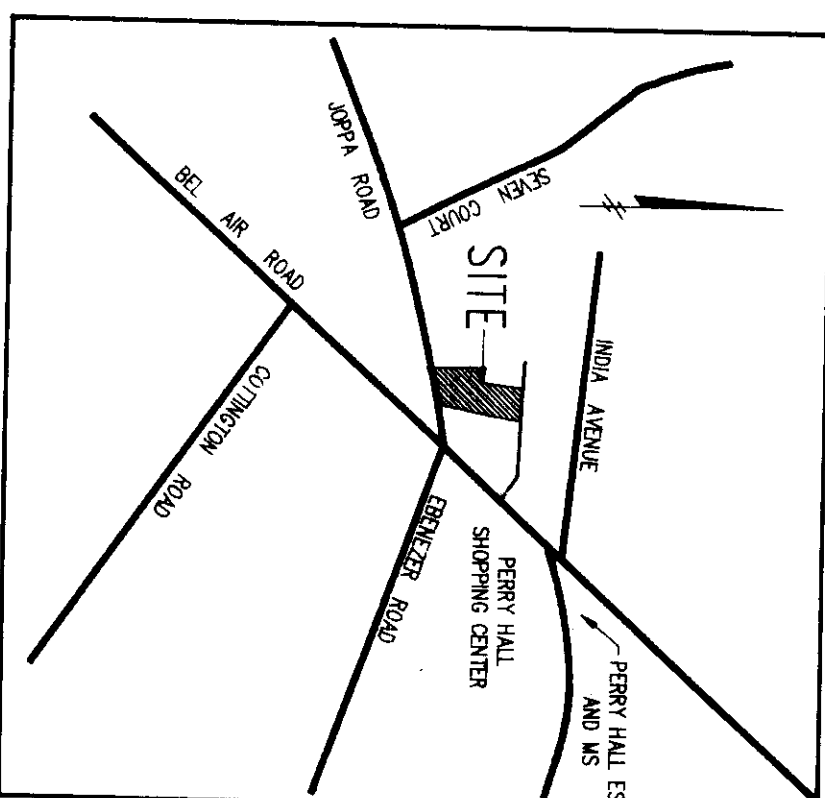
BALTIMORE COUNTY		1992 COMPREHENSIVE ZONING MAP		LOCATION PERRY HALL	SHEET NE 10-G
OFFICE OF PLANNING AND ZONING		Adopted by the Baltimore County Council Oct. 15, 1992			
OFFICIAL ZONING MAP		DATE OF PHOTOGRAPHY JANUARY 1986			

William D. Harwood
Chairman, County Council

97-8-SQHA

MICROFILMED

97-8-SHA



VICINITY MAP
SCALE: 1" = 1000'

NOTE: THE PARKING SHOWN IN THE R.T.A. AREA SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY ZONING REGULATION 40B.02.2.

IN ADDITION TO ALL OTHER APPLICABLE REQUIREMENTS, THE FOLLOWING CONDITIONS SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

A. THE LAND SHOWN MUST BE USED FOR THE PURPOSES AND NOT FOR ANY OTHER PURPOSES.

B. ONLY ASSIGNED PARKING SPACES SHALL BE USED FOR PARKING.

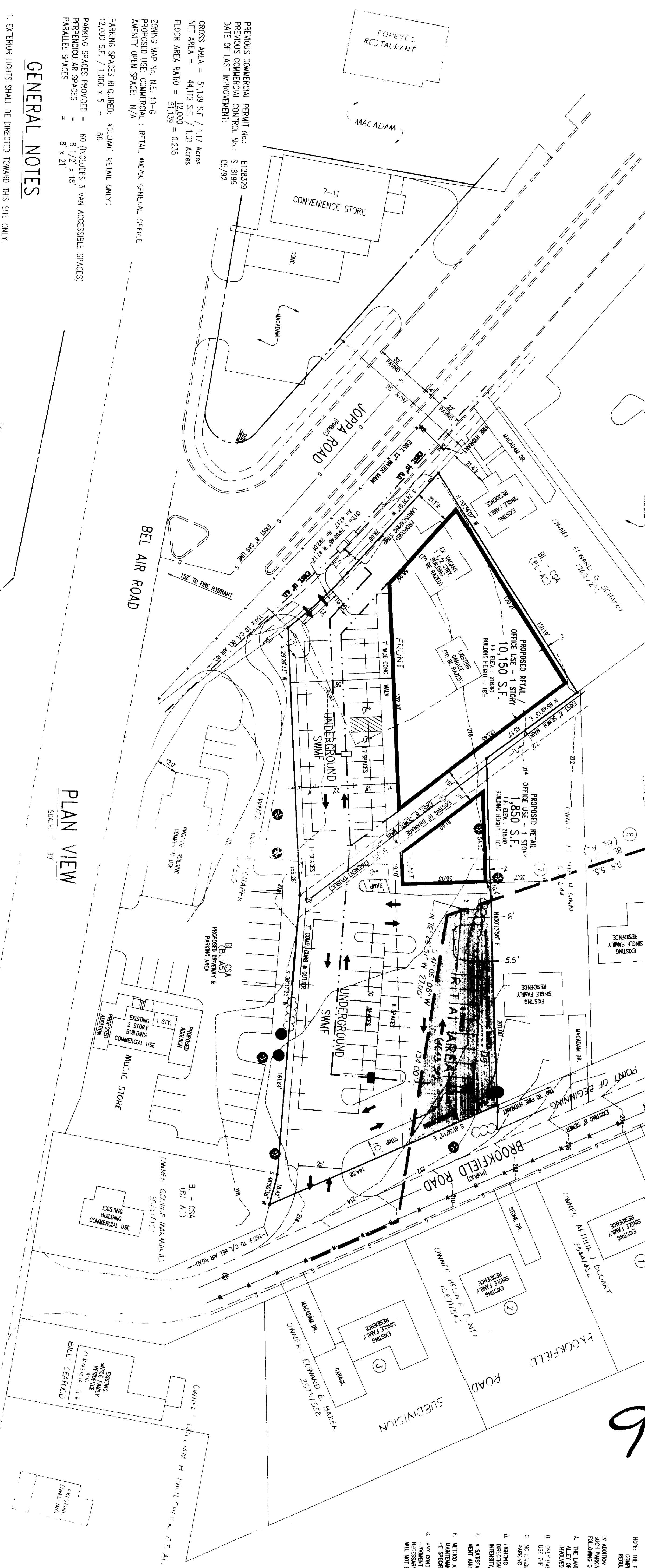
C. NO PARKING SHALL BE ALLOWED ON ANY OTHER THAN THE PARKING SPACES.

D. LIGHTING SHALL BE INSTALLED AS TO LOCATION, DIRECTION, HOLES OF ILLUMINATION, COLOR, AND INTENSITY, AS REQUIRED.

E. A SIGNAGE PLAN SHOWING PARKING SPACES, LIGHTING, AND VEHICULAR ACCESS MUST BE PROVIDED.

F. THE LAND SHOWN MUST BE MAINTAINED FOR MAINTENANCE, AND REPAIRED AS REQUIRED.

G. ANY CONDITIONS NOT LISTED ABOVE WHICH IN THE OPINION OF THE ZONING COMMISSIONERS ARE NECESSARY FOR THE PROPER USE OF THE LAND SHALL NOT BE DEEMED TO BE NECESSARY.

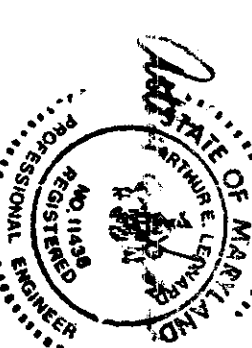


GENERAL NOTES

1. EXTERIOR LIGHTS SHALL BE DIRECTED TOWARD THIS SITE ONLY.
2. NO SIGNS ARE PROPOSED AT THIS TIME, HOWEVER, ANY FUTURE SIGNS WILL COMPLY WITH THE BALTIMORE COUNTY ZONING REGULATIONS.
3. ALL DRIVES AND PARKING AREAS ARE TO BE PAVED.
4. ALL PARKING SPACES ARE TO BE PERMANENTLY STRIPPED.
5. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED TO BALTIMORE COUNTY FOR APPROVAL.
6. PUBLIC WATER AND SEWER SERVICES ARE AVAILABLE TO THE SITE.

PLAN VIEW
SCALE: 1" = 30'

ENGINEER / SURVEYOR K.L.S. CONSULTANTS, INC. 102 NORTH MAIN STREET BAL AIR, MARYLAND 21014 (410) 879-1441		OWNER / DEVELOPER GEORGE MARMARAS 9217 CORNWATER ROAD BALTIMORE, MARYLAND 21237		DRAWN BY: JMA DESIGNED BY: AEL CHECKED BY: AEL K.L.S. JOB NUMBER: 9639		DATE: 6/26/96 DRAWING NO.: MARSJET1 SCALE: 1" = 30' SHEET: 01 OF 02		SITE PLAN TO ACCOMPANY PETITIONS FOR VARIANCE AND SPECIAL HEARING GEORGE MARMARAS 4127 E. JOPPA ROAD BALTIMORE COUNTY, MARYLAND	
--	--	---	--	---	--	--	--	---	--



MICROFILMED



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4142 East Joppa Road
which is presently zoned BL-AS & DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County,
to determine whether or not the Zoning Commission should approve
pursuant to BCZR Section 409.8.B, Parking for a Retail/Office
Development in a DR 5.5 Zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and
are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City State Zipcode

Legal Owner:
(Type or Print Name)
Signature
(Type or Print Name)
Signature

Attorney for Petitioner:
Julie D. Wright & WHITEFORD,
TAYLOR & PRESTON L.L.P.
210 W. Pennsylvania Ave. 832-2008
Towson MD 21204

9127 Cornflower Road 256-4755
Baltimore MD 21237
Name, Address and phone number of representative to be contacted:
Julie D. Wright
210 W. Pennsylvania Ave. 832-2008
Towson MD 21204

ESTIMATED LENGTH OF HEARING: 1 hr
The following date: 7/15/96
REVIEWED BY: [Signature] DATE: 7/15/96



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4142 E. Joppa Road
which is presently zoned BL-AS & DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property, hereby petition for a Variance from Section(s)
hereby and make a part hereof, hereby petition for a Variance from Section(s)

(See Attached)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or
practical difficulty)

To be presented at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are
to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City State Zipcode

Legal Owner:
(Type or Print Name)
Signature
(Type or Print Name)
Signature

Attorney for Petitioner:
Julie D. Wright and WHITEFORD, TAYLOR
& PRESTON L.L.P.
210 W. Pennsylvania Ave. 832-2008
Towson MD 21204

9127 Cornflower Road 256-4755
Baltimore MD 21237
Name, Address and phone number of legal owner, contract purchaser or representative
to be contacted:
Julie D. Wright
210 W. Pennsylvania Ave. 832-2008
Towson MD 21204

ESTIMATED LENGTH OF HEARING: 1 hr
The following date: 7/15/96
REVIEWED BY: [Signature] DATE: 7/15/96

PETITION FOR VARIANCE FROM: 97-8-SPHA

- Section 232.3 of the BCZR to permit a 2' rear yard setback in lieu of the required rear yard setback of 20'.
- Sections 1801.1.B.1(c) & (e) of BCZR to permit 4' buffer & setback in lieu of the required 50' & 75' buffer & setback, respectively, in the RTA.

#8 SHEET 1

97-8-SPHA

ZONING DESCRIPTION FOR 4142 EAST JOPPA ROAD

(Description for Variance (1))
Beginning at a point on the South side of Brookfield Road which is
50 feet wide at the distance of 318 feet West of the centerline of
the nearest improved intersecting street Bel Air Road which is 80
feet wide, as recorded in Deed Liber 8980 Folio 151 and Deed Liber
10109 Folio 712 and described as follows:

S 81 30' 12" E 144.58 ft, S 46 50' 38" W 18.42 ft,
S 36 37' 22" W 161.84 ft, S 29 26' 33" W 155.26 ft,
Southwesterly by a curve, 47.17 ft with radius of
292.01 ft, S 74 31' 01" W 78.06 ft, N 00 34' 07" W
West 150.19 ft, N 85 49' 13" E 65.17 ft, and N 30
13' 58" E 201.00 ft to the place of beginning,
containing 1.01 acres, also known as 4142 E. Joppa
Road and located in the 11th Election District, 5th
Councilmanic District.

[Signature]

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 97-8-SPHA
Towson, Maryland

District: 5th Date of Posting: 7/14/96
Posted for: Special Hearing & Variance
Petitioner: Peggy Marmaras
Location of property: 4142 East Joppa Rd 5/3
Location of Sign: [Signature] on property being zoned
Remarks:
Posted by: [Signature] Date of return: 7/14/96
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 7/15, 1996

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 7/15, 1996.

THE JEFFERSONIAN,
A. Henricson
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed Variance Petition to Amend the Zoning Ordinance of Baltimore County, at the following time and place:

Monday, 7/15/96, at 7:00 PM
4142 East Joppa Road
5th Election District
11th Councilmanic District
Legal Owners:
Peggy Marmaras
Special Hearing to approve variance for a 2' rear yard setback in lieu of the required rear yard setback of 20 feet and to permit as lot to be used for other and additional uses and activities, 50 feet and 75-foot buffer and setback, respectively, in the RTA.
Hearing Monday, August 5, 1996 at 8:00 AM, in Rm. 116, 118 Conference Room.
LAWRENCE E. SCHWARTZ
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are held on a regular basis for special applications.
(2) The Zoning Commission meets on the 1st and 3rd Mondays of each month.
Phone Call 800-333-3333
For the Zoning Commission, the Zoning Hearing Panel Call 800-333-3333
7/27/96 08829

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 022805
DATE 7/15/96 ACCOUNT 97-8-SPHA
CSPH + CV+ SIGN
AMOUNT \$ 535.00
RECEIVED FROM: [Signature]
FOR: [Signature]
VALIDATION OR SIGNATURE OF CASHIER
[Signature]



111 West Chesapeake Avenue
Towson, MD 21204 (410) 587-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- Posting fees will be assessed and paid to this office at the time of filing.
- Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

[Signature]
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: #1
Petitioner: PEGGY MARMARAS
Location: 4142 EAST JOPPA ROAD
PLEASE FORWARD ADVERTISING BILL TO:
NAME: GEORGE MARMARAS
ADDRESS: 9127 CORNFLOWER ROAD
BALTIMORE, MD 21237
PHONE NUMBER: 256-4755

AJ:ggg (Revised 04/09/93)

TO: PUTNEY PUBLISHING COMPANY
July 25, 1996 - Jeffersonian
Please forward billing to:

George Marmaras
9127 Cornflower Road
Baltimore, MD 21237
256-4755

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-8-SPHA (Item 8)
4142 E. Joppa Road
S/S Brookfield Road, 318' W of Belair Road
116th Election District - 5th Councilmanic
Legal Owner(s): Peggy Marmaras

Special Hearing to approve parking for a retail/office development in a D.R.-5.5 zone.
Variance to permit a 2-foot rear yard setback in lieu of the required rear yard setback of 20 feet; and to permit as little as a zero foot buffer and setback in lieu of the required 50-foot and 75-foot buffer and setback, respectively, in the RTA.

HEARING: MONDAY, AUGUST 5, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 18, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-8-SPHA (Item 8)
4142 E. Joppa Road
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116th Election District - 5th Councilmanic
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Special Hearing to approve parking for a retail/office development in a D.R.-5.5 zone.
Variance to permit a 2-foot rear yard setback in lieu of the required rear yard setback of 20 feet; and to permit as little as a zero foot buffer and setback in lieu of the required 50-foot and 75-foot buffer and setback, respectively, in the RTA.

HEARING: MONDAY, AUGUST 5, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Peggy and George Marmaras
Julie D. Wright, Esq.

NOTES: (1) ZONING STICK & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 1, 1996

Julie D. Wright, Esquire
Whitford, Taylor & Preston L.L.P.
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No.: 8
Case No.: 97-8-SPHA
Petitioner: Peggy Marmaras

Dear Ms. Wright:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 5, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Subanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/ce
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: July 25, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 4142 E. Joppa Road

INFORMATION:

Item Number: 8

Petitioner: Peggy Marmaras

Property Size:

Zoning: B.L.-A.S. and D.R. 5.5

Requested Action:

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, staff recommends the following:

1. The requested variance of the required 50' and 75' buffer and setback in the RTA should be denied. The RTA abuts a residential lot and is in close proximity to the dwelling on that lot. Also, the RTA fronts on Brookfield Road, a residential street, opposite another residential lot. Use of the RTA for parking will cause increased commercial traffic on Brookfield Road which will adversely impact the existing homes on that road.
2. The requested variance for a 2' rear yard setback in lieu of the required rear yard setback of 20' should be denied. The abutting property is part of the rear yard of a single family dwelling.

Prepared by: Jeffrey M. Long

Division Chief: Cheryl L. Kerns

PK/JL:lw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: July 22, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for July 22, 1996
Item Nos. 008, 009, 010, 015 & 016

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 07/23/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 22, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

S. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 008, 009, 010, 013, 014, 015 AND 016.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

DATE: 7/19/96

SUBJECT: Zoning Advisory Committee
Meeting Date: 7/19/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

8
9
10
15
16

RBS:sp
BRUCE2/DEPRM/TXTSP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 008 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR VARIANCE * ZONING COMMISSIONER
4142 E. Joppa Road, S/S Brookfield Road, *
318' W of Belair Road, 11th Election *
District, 5th Councilmanic * OF BALTIMORE COUNTY
Peggy Marmaras * CASE NO. 97-8-SPHA
Petitioner * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carol S. Demilio
CAROL S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to Julie D. Wright, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21207, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

WHITEFORD, TAYLOR & PRESTON
L.L.P.
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015
JULIE D. WRIGHT
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
410 832-2000
FAX 410 832-2015

July 24, 1996

Arnold Jablon
Director
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case Number: 97-8-SPHA (Item 8)
4142 E. Joppa Road
S/S Brookfield Road, 318' W. of Belair Road
11th Election District - 5th Councilmanic
Legal Owners- Peggy and George Marmaras

Dear Mr. Jablon:

Please be advised that Mr. and Mrs. Marmaras have expressed their wish to withdraw their Petitions for Variance and Special Hearing which are the subject of a Hearing currently scheduled for August 5, 1996 at 9:00 a.m. in Room 118, Old Courthouse. Accordingly, the August 5, 1996 Hearing is no longer necessary.

Thank you for your kind attention to this matter. Should you have further questions, please do not hesitate to contact me.

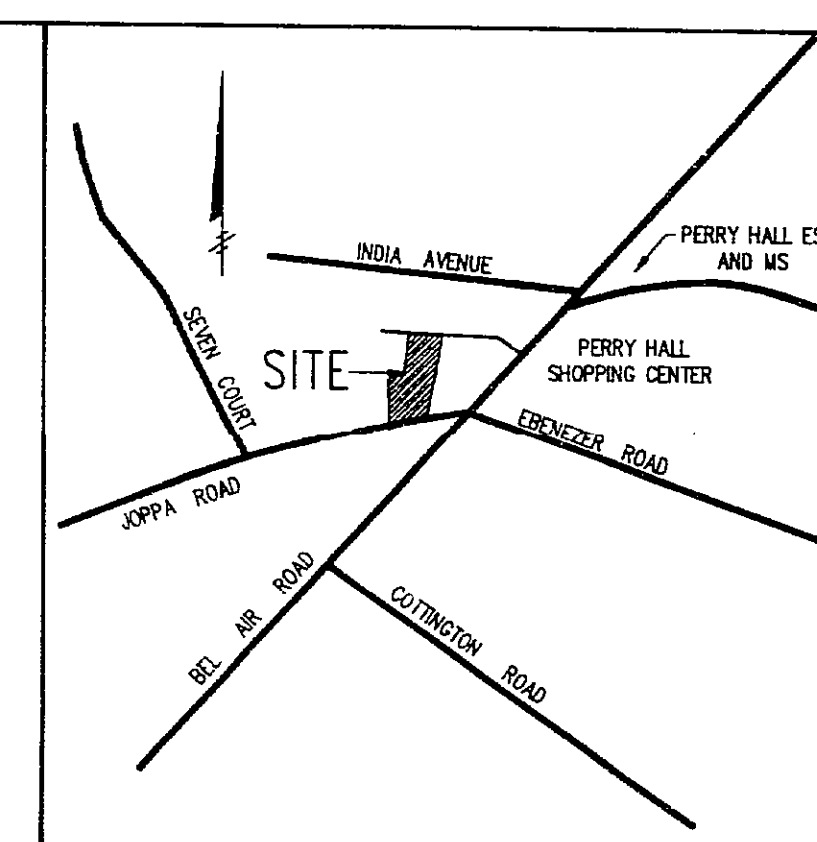
Sincerely,

Julie D. Wright
Julie D. Wright

JDW:jdw



97-8-SQHA



VICINITY MAP
SCALE: 1" = 1000'

NOTE: THE PARKING SHOWN IN THE B.T.A. AREA SHALL COMPLY WITH BALTIMORE COUNTY ZONING REGULATION 40B.8.2.2.

IN ADDITION TO ALL OTHER APPLICABLE REQUIREMENTS, SUCH PARKING FACILITIES SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

- THE LAND SO USED MUST ADJOIN OR BE ACROSS AN ALLEY OR STREET FROM THE BUSINESS OR INDUSTRY INVOLVED.
- ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING FACILITY.
- NO LOADING, UNLOADING, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, CLARE, AND INTENSITY, AS REQUIRED.
- A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT, INCLUDING ACCESS, SHALL BE PROVIDED.
- METHOD OF OPERATION, PROVISION FOR MAINTENANCE, AND PERMITTED HOURS OF USE SHALL BE SPECIFIED, IF REGULATED AS REQUIRED.
- ANY CONDITIONS NOT LISTED ABOVE WHICH IN THE JUDGMENT OF THE ZONING COMMISSIONER, ARE NECESSARY TO ENSURE THAT THE PARKING FACILITY WILL NOT BE DETRIMENTAL TO ADJACENT PROPERTIES.

PREVIOUS COMMERCIAL PERMIT No.: B128329
PREVIOUS COMMERCIAL CONTROL No.: S1 8199
DATE OF LAST IMPROVEMENT: 05/92

GROSS AREA = 51,139 S.F. / 1.17 Acres
NET AREA = 44,112 S.F. / 1.01 Acres
FLOOR AREA RATIO = $\frac{12,000}{51,139} = 0.235$

ZONING MAP No. N.E. 10-6
PROPOSED USE: COMMERCIAL: RETAIL AND/OR GENERAL OFFICE
AMENITY OPEN SPACE: N/A

PARKING SPACES REQUIRED: ASSUME RETAIL ONLY:
12,000 S.F. / 1,000 x 5 = 60
PARKING SPACES PROVIDED = 60 (INCLUDES 3 VAN ACCESSIBLE SPACES)
PERPENDICULAR SPACES = 8 1/2' x 18'
PARALLEL SPACES = 8' x 21'

GENERAL NOTES

- EXTERIOR LIGHTS SHALL BE DIRECTED TOWARD THIS SITE ONLY.
- NO SIGNS ARE PROPOSED AT THIS TIME, HOWEVER, ANY FUTURE SIGNS WILL COMPLY WITH THE BALTIMORE COUNTY ZONING REGULATIONS.
- ALL DRIVES AND PARKING AREAS ARE TO BE PAVED.
- ALL PARKING SPACES ARE TO BE PERMANENTLY STRIPED.
- A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED TO BALTIMORE COUNTY FOR APPROVAL.
- PUBLIC WATER AND SEWER SERVICES ARE AVAILABLE TO THE SITE.

PLAN VIEW

SCALE: 1" = 30'

DATE	REVISION	BY

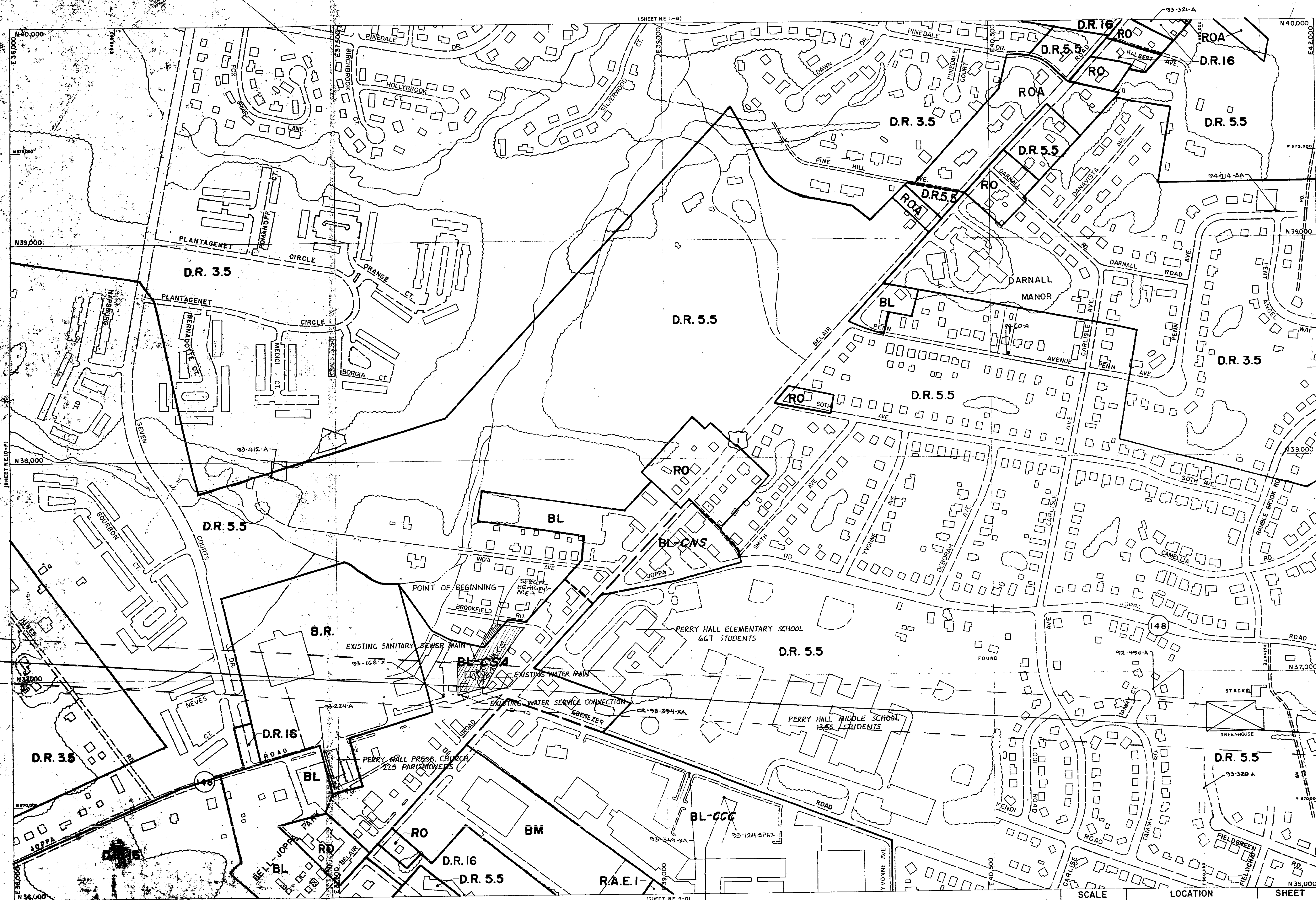
ENGINEER / SURVEYOR
K.L.S. CONSULTANTS, INC.
102 NORTH MAIN STREET
BEL AIR, MARYLAND 21014
(410) 879-1441

OWNER / DEVELOPER
GEORGE MARMARAS
9217 CORNFLOWER ROAD
BALTIMORE, MARYLAND 21237

DRAWN BY:	JM	DATE:	6/26/96
DESIGNED BY:	AE	DRAWING NO.:	MARSITE1
CHECKED BY:	AE	SCALE:	1" = 30'
KLS JOB NUMBER:	539	SHT.	OF

SITE PLAN TO ACCOMPANY PETITIONS FOR
VARIANCE AND SPECIAL HEARING
LAND OF
GEORGE MARMARAS
ELECTION DISTRICT 11, COUNTY COUNCIL DIST. 5
BALTIMORE COUNTY, MARYLAND

8



M - NW
Q - SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William L. Howard
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	PERRY HALL	NE
DATE OF PHOTOGRAPHY		10-G
JANUARY 1986		

97-8-SPHA